

FW: Estimate for 1150 N. Hope Street, Los Angeles

**Subject:** FW: Estimate for 1150 N. Hope Street, Los Angeles  
**From:** Ellen Riotto <ellen@southpark.la>  
**Date:** 06/15/2018 11:01 AM  
**To:** Robin Bieker <robin@biekerco.com>, Robert Buente  
<bbuente@1010dev.org>, Channing Henry  
<channing@almadevelopment.com>, Daniel Taban <daniel@jadeent.com>

Now this is more like it!

From: Assaf Nachshon <assafn@kprsinc.com>  
Date: Friday, June 15, 2018 at 10:56 AM  
To: Ellen Riotto <ellen@southpark.la>  
Cc: Joel Stensby <joels@kprsinc.com>, Robin Bieker <robin@biekerco.com>  
Subject: RE: Estimate for 1150 N. Hope Street, Los Angeles

Perfect! It's what we already assumed.

Please find our updated estimate for your review.

Feel free to call with any questions.

Thanks-

Assaf

<http://www.kprsinc.com/>

License # 751130

<http://www.facebook.com/pages/KPRS-Construction-Services-Inc/165880880110824>

Assaf Nachshon

Director of Preconstruction Services

714 364-6617 direct

714 381-8796 mobile

714 672-0800 main

714 672-0871 fax

FW: Estimate for 1150 N. Hope Street, Los Angeles

[assafn@kprsinc.com](mailto:assafn@kprsinc.com) <<mailto:assafn@kprsinc.com>>

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Friday, June 15, 2018 10:54 AM  
To: Assaf Nachshon <[assafn@kprsinc.com](mailto:assafn@kprsinc.com)>  
Cc: Joel Stensby <[joels@kprsinc.com](mailto:joels@kprsinc.com)>; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
Subject: Re: Estimate for 1150 N. Hope Street, Los Angeles

Hi Assaf,

We're looking to keep the interior industrial/minimal. So probably polished concrete throughout.

Please let me know if you have any other questions!

Best,

Ellen

Ellen Riotto

Executive Director

South Park Business Improvement District

1100 S Flower St, Suite #3400, Los Angeles, CA 90015

[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> | o. 213 663 1112

southpark.la <<http://www.southpark.la/>> | Facebook <<http://fb.com/SouthParkLosAngeles>> |  
Twitter <<https://twitter.com/southparkla>> | Instagram <<https://www.instagram.com/southparkla/>>

24/7 DISPATCH: 866-560-9346

From: Assaf Nachshon <[assafn@kprsinc.com](mailto:assafn@kprsinc.com)>  
Date: Friday, June 15, 2018 at 7:02 AM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>

FW: Estimate for 1150 N. Hope Street, Los Angeles

Cc: Joel Stensby <[joels@kprsinc.com](mailto:joels@kprsinc.com)>, Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
Subject: RE: Estimate for 1150 N. Hope Street, Los Angeles

Good morning!

Should we include any flooring or finishes in Room 111?

Assaf

<http://www.kprsinc.com/>

License # 751130

<http://www.facebook.com/pages/KPRS-Construction-Services-Inc/165880880110824>

Assaf Nachshon

Director of Preconstruction Services

714 364-6617 direct

714 381-8796 mobile

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[assafn@kprsinc.com](mailto:assafn@kprsinc.com) <<mailto:assafn@kprsinc.com>>

From: Ellen Riotto [<mailto:ellen@southpark.la>]

Sent: Wednesday, June 13, 2018 9:34 AM

To: Assaf Nachshon <[assafn@kprsinc.com](mailto:assafn@kprsinc.com)>

Cc: Joel Stensby <[joels@kprsinc.com](mailto:joels@kprsinc.com)>; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>

Subject: Re: Estimate for 1150 N. Hope Street, Los Angeles

Thanks Joel, and nice to e-meet you, Assaf.

First, thanks so much for submitting a quote. We ran into a couple of hang ups that led us to reconfigure the layout. Namely, we realized that the cost to build out plumbing put us outside of our budget. Additionally, we finally got access to the electrical closet and

realized that the monitors are not mounted on the wall as we were told, but instead exist as a massive unit in the center of the closet. See attached photos for reference.

I'm attaching version 2 of our space plans, for your consideration. If you're able, I'd like to see how these changes affect your proposal.

Thanks very much – please let me know if you have questions.

Best,

Ellen

Ellen Riotto

Executive Director

South Park Business Improvement District

1100 S Flower St, Suite #3400, Los Angeles, CA 90015

[ellen@southpark.la](mailto:ellen@southpark.la) <mailto:ellen@southpark.la> | o. 213 663 1112

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Twitter <https://twitter.com/southparkla> | Instagram <https://www.instagram.com/southparkla/>

24/7 DISPATCH: 866-560-9346

From: Joel Stensby <[joels@kprsinc.com](mailto:joels@kprsinc.com) <mailto:joels@kprsinc.com>> >  
Date: Tuesday, June 12, 2018 at 7:41 PM  
To: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <mailto:robin@biekerco.com>> >  
Cc: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <mailto:ellen@southpark.la>>, Assaf Nachshon <[assafn@kprsinc.com](mailto:assafn@kprsinc.com) <mailto:assafn@kprsinc.com>> >  
Subject: Re: Estimate for 1150 N. Hope Street, Los Angeles

Robin and Ellen,

Assaf is the one to contact per Robin's request.

Thx

Joel

714-612-1087

Sent from my iPhone

On Jun 12, 2018, at 6:54 PM, Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>>> wrote:

Joel,

Can you forward to your TI guy and put him directly in touch with Ellen (copied here). I am leaving to NYC on Thursday to spend Father's Day weekend with Lauren and Alex (her beau). I am back late Tuesday night.

Thanks. Let's get together for lunch soon to catch up.

Regards,

Robin

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Tuesday, June 12, 2018 10:09 AM  
To: Robin Bieker  
Subject: Re: Estimate for 1150 N. Hope Street, Los Angeles

Hi Robin,

See attached for version 2 of the space plans for 1150 S Hope. Could you please share with KPRS to get an updated estimate of TIs? I'm also happy to jump on a call with them to discuss details of finishes and uses of space, etc. Feel free to make an intro if you think it's appropriate.

Thank you!

Ellen

From: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Date: Friday, June 1, 2018 at 3:48 PM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Subject: RE: Estimate for 1150 N. Hope Street, Los Angeles

You too

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Friday, June 01, 2018 3:39 PM  
To: Robin Bieker  
Subject: Re: Estimate for 1150 N. Hope Street, Los Angeles

Thanks! Just sent you a cal invite. Have a great weekend and see you Monday.

From: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Date: Friday, June 1, 2018 at 3:23 PM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Subject: RE: Estimate for 1150 N. Hope Street, Los Angeles

That works

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Friday, June 01, 2018 12:05 PM  
To: Robin Bieker  
Subject: Re: Estimate for 1150 N. Hope Street, Los Angeles

Great. How's 1:30?

From: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >  
Date: Friday, June 1, 2018 at 11:58 AM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >, 'Robert Buente' <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >, 'Daniel Taban'

FW: Estimate for 1150 N. Hope Street, Los Angeles

<[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >, 'Channing Henry'  
<[channing@almadevelopment.com](mailto:channing@almadevelopment.com) <<mailto:channing@almadevelopment.com>> >  
Subject: RE: Estimate for 1150 N. Hope Street, Los Angeles

Yes. I am available to meet in the afternoon Monday

From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Friday, June 01, 2018 11:42 AM  
To: Robert Buente; Robin Bieker; Daniel Taban; Channing Henry  
Subject: FW: Estimate for 1150 N. Hope Street, Los Angeles

Another TI estimate for 1150 S Hope. Very close to the one from KPRS. Is it reasonable to ask owner to split? That's the only way we're going to be able to afford this

I'm still waiting for one more proposal. Should have that by next week.

Robin – can we meet on Monday (anytime after noon) to spec out conditions?

From: Kelly Coultrup <[kcoultrup@TELACU.com](mailto:kcoultrup@TELACU.com) <<mailto:kcoultrup@TELACU.com>> >  
Date: Friday, June 1, 2018 at 11:30 AM  
To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >  
Cc: Bryan Aylor <[baylor@telacu.com](mailto:baylor@telacu.com) <<mailto:baylor@telacu.com>> >  
Subject: Estimate for 1150 N. Hope Street, Los Angeles

Hi Ellen,

Attached please find our estimate for the Tenant Improvements.

Please feel free to call me if you have any questions.

Respectfully,

Kelly Coultrup

Chief Estimator

TELACU Construction Management

604 N. Eckoff Street

Orange, CA 92868

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Fax (714)541-9411

mobile (714)623-8983

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<<http://www.telacu.com/>>

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— Attachments: —

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